

# MINUTES

## RANDOLPH COUNTY PLANNING BOARD

November 6, 2007

The Randolph County Planning Board met at 6:30 p.m., on Tuesday, November 6, 2007, in the Commissioners' Meeting Room, Randolph County Office Building, 725 McDowell Road, Asheboro, North Carolina.

1. **Chairman Lynden Craven** called to order the Randolph County Planning Board meeting at 6:30 p.m.
2. **Hal Johnson**, Planning Director, called roll of the members: **Lynden Craven**, Chairman, present; **Jim Rains**, Vice Chairman, present; **Larry Brown**, present; **Phil Ridge**, present; **Chris McLeod**, present; **Reid Pell**, present; **Wayne Joyce**, absent; and **Danny Shaw**, Alternate, present (substituting for regular member Joyce). **Alan Pugh**, County Attorney, was present for this meeting.
3. **Pell** made the motion, seconded by **Rains**, to approve the minutes of the October 2, 2007 Randolph County Planning Board meeting. The motion passed unanimously.
4. **REQUESTS FOR PROPERTY REZONING:**

- A. **J & G SMITH, LLC**, Asheboro, North Carolina, is requesting that 8.24 acres located at 2296 Old Cedar Falls Road, Asheboro Township, be rezoned from HI-CU to HI-CD. Secondary Growth Area. Tax ID# 7761999025. The proposed Conditional Zoning District would amend conditions to include manufacture of metal studs and storage.

- **Technical Review Committee Recommendation**

*The Technical Review Committee met and found that this proposal was in compliance with the standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recognized that this request is only a change in the conditional zoning district and recommends to the County Planning Board that this request be approved consistent with existing industrial development.*

**The Technical Review Committee found the following Policies within the Growth Management Plan that support determination of consistency with the adopted plan with this recommendation are:**

***Policy 1.6 Planning and development decisions should be based on the principal of promoting investment in Randolph County to expand employment opportunities while preserving and improving the quality of life for all county residents.***

***Policy 3.2 Industrial development should be on land that is physically suitable and has unique locational advantages for industry. Advanced planning for the identification of such land should be encouraged.***

***Policy 3.3 Heavy industrial sites should be separated from nonindustrial areas by natural features, green belts and/or other suitable means.***

**Garrett Smith**, property owner, said that when he purchased the property he didn't know that the property was conditionally zoned. Smith said that he had the adjoining property rezoned recently for his business and would like the conditions on this property amended to allow him to use this property for a storage facility. Smith said that he will be doing some manufacturing, but the property would be primarily used for storage.

**There was no one present in opposition to this request.**

**McLeod** made the motion, seconded by **Rains**, to recommend to the Commissioners that this request be **approved**. The motion passed unanimously.

- B. **MIKE COCKERHAM**, Ramseur, North Carolina, is requesting that 2.19 acres located at the Southeast corner of Hwy 220 S/Leather Road, Richland Township, be rezoned from RA to RBO-CD. Secondary Growth Area. Tax ID# 7664962988. The proposed Conditional Zoning District would specifically allow an awning fabricating business in a proposed 50' x 100' Building as per site plan. Property Owner - Fred & Lois Garner.

- **Technical Review Committee Recommendation**

*The Technical Review Committee met and found that this proposal was in compliance with the standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recommends to the County Planning Board that this request be approved consistent with the Growth Management Plan for this area.*

*The Technical Review Committee found the following Policies within the Growth Management Plan that support determination of consistency with the adopted plan with this recommendation are:*

*Policy 4.2 Highway oriented commercial uses should be clustered along segments of arterial streets and contain land uses that are mutually compatible and reinforcing in use and design. They should be designed in a way that minimizes signage, access points and excessive lengths of commercial strip development.*

*Policy 7.5 Site plans should be provided that design built upon areas to specifically minimize stormwater runoff impact to streams and other receiving waters.*

**Mike Cockerham** was present and expressed his desire to build a 50' x 100' building for his business Carolina Awning. Cockerham said there will be no access created along Leather Road. Cockerham said the main entrance will be on the south end of the property on Bus Hwy 220 South. Cockerham said that he currently has two employees. **Brown** asked how long he had been in business. **Cockerham** said they have been in business for six years. **McLeod** asked if he would be doing any welding; and **Cockerham** answered yes.

**There was no one present in opposition of this request.**

**Brown** made the motion, seconded by **Pell**, to recommend to the Commissioners that this request be approved. The motion passed unanimously.

- C. **JACKIE MCNEILL** Buffalo Ford Road/Cox Brothers Road, Grant Township, be rezoned from RA to CVOE-CD. Tax ID#'s 7790733888. Secondary Growth Area. The proposed Conditional Zoning District would specifically allow the development of a 15 lot subdivision for modular homes or site built homes with a minimum house size of 1,200 sq. ft. (Martha J Ferrell- Property Owners).

- **Neighborhood Information Meeting Summary**

*A Neighborhood Information Meeting was held on October 4, 2007. Approximately 25 citizens attended the meeting and discussed issues of concern with Planning staff and the developer. Among those issues were concerns about change in the rural character, over-crowding conditions of the schools, traffic safety due to new driveway connections, depletion of groundwater by adding new wells, and the inclusion of mobile homes establishing a precedent for future subdivision development in the area. The developer expressed his willingness to change the request to allow only site-built homes or off-frame modular homes with a minimum of 1,200 sq. ft. of heated space.*

- **Technical Review Committee Recommendation**

*The Technical Review Committee met and found that the proposal is in compliance with standards outlined in the Growth Management Plan adopted by the Board of County Commissioners on February 4, 2002. The Technical Review Committee recognizes, that since the Neighborhood Information Meeting, the applicant has changed his request to reflect concerns of the community to exclude mobile homes. The request now is for site-built homes and off-frame modular homes only. The Technical Review Committee recommended to the County Planning Board that this request be approved as consistent with land development plans for this area.*

**The Technical Review Committee found the following Policies within the Growth Management Plan that support determination of consistency with the adopted plan with this recommendation are:**

*Policy 6.13 Conventional Residential Subdivisions are anticipated of similar housing characteristics to the community.*

***Policy 6.14 Residential subdivisions should, in order to promote efficiencies in the delivery of urban services, be encouraged to develop in a fashion which minimizes “leap frog” development (i.e. leaving large vacant areas between developments).***

***Policy 6.15 Residential neighborhoods in Primary and Secondary Growth areas that have become infused or surrounded by non-residential uses may undergo an orderly conversion through the rezoning process from residential use to higher density residential use or other compatible alternative land uses.***

**Jackie McNeill** was present for this meeting and expressed his desire to develop this property as a residential subdivision. McNeill said that originally he requested manufactured homes to be included in the request. McNeill said because of concerns expressed by the neighbors in the Neighborhood Information Meeting he decided to requested site-built homes and off-frame modular homes only. McNeill said he no longer plans to allow mobile homes. McNeill said that he has spoken with NCDOT and they have approved driveway connections for these proposed lots.

**Pugh** said that from time to time his firm has done work for McNeill. Pugh said he has not discussed this project with McNeill and asked McNeill if he has spoken with anyone else at his firm concerning this matter. **McNeill** answered no.

**Tom Allen** was present and said that he was raised on the Allen Farm that surrounds this property. Allen said that their first concern is traffic safety. Allen said they have tractor traffic, school bus traffic, and bicycle traffic in this area. Allen said they felt this project would decrease traffic safety. Allen said the second concern they have is the effect this development would have on their property values. Allen said they are concerned that the homes would be of minimum size (1,200 sq. ft.) and minimum type of housing. Allen said it would be difficult to sell a stick-built home across the road from several modular homes. Allen said their third concern is their “quality of life.” Allen said there are many generation farms in this area and this would have a negative effect on their quality of life. Allen said the forth concern is the water table. Allen spoke about the drought we’ve experienced this year and said this would only have a negative impact on the water table.

**Rebecca Spivey**, Cox Brothers Road, said that she agreed with Allen.

**Wendy Anderson**, Buffalo Ford Road, said that tract one of this map is not a horse pasture it is woods. Anderson said that the land is too low to develop in that area. Anderson said they are concerned about the soil. Anderson said that they had problems perking their land that adjoins this property. Anderson said she is also concerned about the water usage. Anderson expressed concern about the number of driveways that would be added to this area. Anderson mentioned the tractor-trailer trucks that haul chickens in this area.

**Joan Allred**, Buffalo Ford Road, said that she is very concerned about the well and septic tank situation in this area. Allred said she is concerned about the high population concentration this would create. Allred expressed concern about the traffic situation for Buffalo Ford Road. Allred said she just wanted to emphasize what had already been said.

**Mike Cox**, Cox Brothers Road, said that he is not against progress, but he didn't feel this would be progress. Cox said he didn't think the property would perk and he didn't think the water was good on this property. Cox said with horses using the property there must be ecoli in the water. Cox discussed the dry creeks in this area. Cox said that the wells in this area are now being drilled down 246 feet. Cox said the traffic is dangerous in this intersection. Cox talked about the trash being dumped along the roads in this area. Cox said he felt a County Water System would be ridiculous idea. Cox said it would take at least 40 years to have county-wide water and he wouldn't be around in 40 years to use a public water system. Cox asked where the water would come from. Cox talked about the dangerous traffic in the area, but said thankfully no one has been killed on these two roads. Cox said that he knows it cannot remain farmland forever, but he felt the lots should be 2 to 4 acres each.

**John Maness**, said that he farms land beside this property. Maness said that they already have a hard time getting their equipment off their land now (because of the traffic along Buffalo Ford Road). Maness said this will only increase their problems.

**There were 30 people present in opposition to this request.**

**Craven** asked to see the area map again. Craven said the majority of the lands appear to be farm-deferred property. Craven said the density in the area is low.

**Rains** asked how many properties in the area are designated as a voluntary agricultural district. Two members of the audience said that there were some farms in the area with this designation.

**Rains** asked McNeill if he has had the soil checked for septic systems. **McNeill** said that he has had a private soil scientist look at the land. **Rains** explained to the audience that if the lots didn't perk, no permits would be issued for development.

**Pugh** advised the Board that if a recommendation of denial was sent to the Board of Commissioners, the Board would need to give a specific reason. Pugh further explained that a specific reason would need to be due to traffic safety, number of new driveway connections to an existing public road, etc. Pugh said that a recommendation of approval would not require a rationale due to the fact that the property is located within a Secondary Growth Area.

**Rains** asked McNeill how much of the portion of the property being maintained by the property owner is in pasture. **McNeill** said that probably a couple of acres will be maintained in pasture by the current property owner.

**Ridge** said that he didn't like to see a lot of driveways being proposed on the existing state roads. Ridge said he would like to see the Board come up with some recommendations of how to handle this problem.

**Brown** said that he had mixed feelings about this request. Brown expressed concern about the proposed lot sizes in this farming community and the number of new driveway connections along an existing state road.

**Brown** made the motion to recommend to the Commissioners that this request be **denied** due to traffic safety concerns, proposed lot sizes, and the number of proposed driveway connections to the existing roads. **McLeod** seconded the motion and the motion passed by a vote of **6 to 1**, **Rains** voted against the motion.

5. **Approval of Flood Damage Prevention Ordinance:** This update is required for continued eligibility in the National Flood Insurance Program and contains requirements mandated by State and Federal Emergency Management Agencies.

**Johnson** presented the National Flood Insurance Regulations that the County is required to have. Johnson said that the County adopted the original flood ordinance in 1981. Johnson said the ordinance was updated in 1987 and again in 1994. Johnson said there have been community meetings over the past year to review the maps that have recently been created by the State. Johnson said that Randolph County does not allow new construction in Class A Flood Zones. Johnson said that Class A Flood Zones are areas designated as 100-year flood zone. Johnson said these maps are extremely accurate. Johnson said the ordinance is required so flood insurance is available for our residents. Johnson said if there is an existing building in a flood zone we would allow reconstruction as long as the new building is elevated 2 ft. above the flood zone.

**Pell** made the motion, seconded by **Brown**, to recommend to the Commissioners that they approve the amended Flood Ordinance and new maps. The motion passed unanimously.

6. The meeting adjourned at 7:24 p.m. There were 44 people present for this meeting.

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**NORTH CAROLINA  
RANDOLPH COUNTY**

*HAL JOHNSON*

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**Planning Director**

*JILL WOOD*

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**Date**

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**Clerk/Secretary**